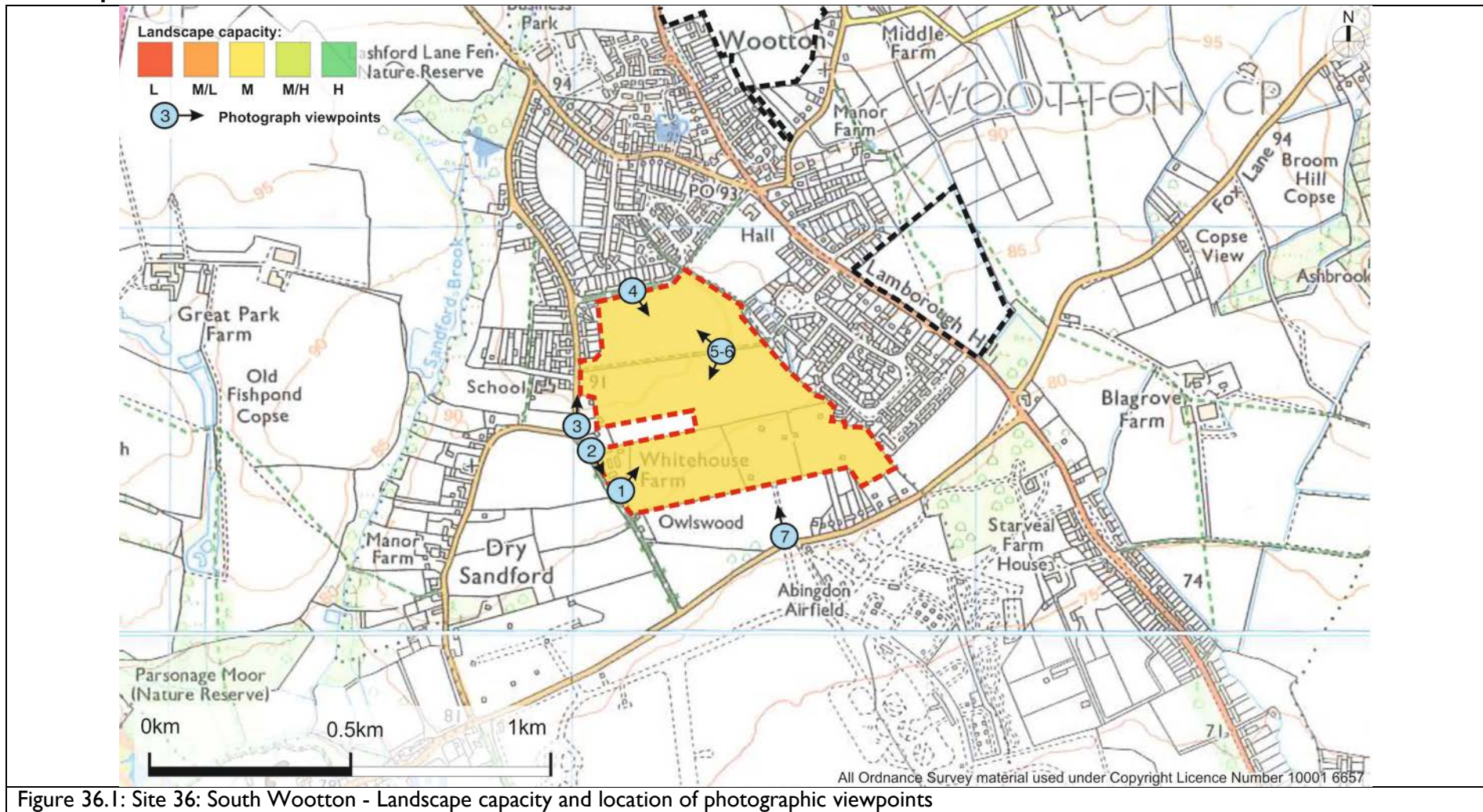


**Site 36: South Wootton****Site map:**



## **Site 36 South Wootton**

The site lies in the **Lowland Vale / OWLS LCT12 Rolling Farmland**

### **OWLS Landscape Strategy**

**Conserve and enhance the surviving pattern of woodlands, hedgerows, hedgerow trees and tree-lined watercourses. Minimise the impact of built development through appropriate location, choice of building materials, and the use of locally characteristic tree and shrub species.**

### **Guidelines**

- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash.
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and where appropriate, pollarding willows.
- Promote the sustainable management of existing ancient semi-natural woodland to safeguard its long-term survival.
- Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as oak and ash.
- Conserve the surviving areas of permanent pasture and promote arable reversion to grassland, particularly on land adjacent to watercourses.
- Minimise the visual impact of intrusive land uses with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Maintain the nucleated pattern of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type. This includes limestone or limestone and bricks and clay roof tiles in the Midvale Ridge, and red bricks and clay tiles in the Vale of White Horse and North Wessex Downs.

### **Site description:**

Site 36 South Wootton is a predominately Greenfield site of 26.3ha with a small area of previously developed land on the western boundary at Whitehouse Farm. It is bounded by housing estates, separated by tree lines, to the north and east and by individual houses along the north western boundary. The south western boundary is rural in character and a green lane. The southern boundary is a hedgeline with trees one field north of Honeybottom Lane.

### **Key landscape planning factors:**

The site is in the Green Belt. It has a semi-rural character and a strong landscape link with the open land between Dry Sandford and Wootton.

### Photographs:



Photo 1: View from track west of site of the edge of Whitehouse Farm and adjoining open land.



Photo 2: View of track along western boundary.



Photo 3: View of southern approach into Wotton from Dry Sandford direction with site on the right.



Photo 4: View of paddocks in the north part of the site from Lansdowne Road.



*Photo 5: View from footpath across the site to northern field of the site.*



*Photo 6: View from footpath across the site to the open fields to the south with long views to North Wessex Downs.*



*Photo 7: View from Honeybottom Lane into site in middle distance.*



Please refer to section 3 methodology of the assessment process

1. **Medium / High Visual Sensitivity:**
  - Enclosed to semi-enclosed site;
  - Well used by local community;
  - Difficult to mitigate without losing semi-intervisibility.
2. **Medium / High Landscape Sensitivity:**
  - Remaining area of small scale pasture;
  - Remaining area of better hedgerows;
  - Good level of local tranquillity.
3. **Landscape Character Sensitivity: Medium / High (combines 1 and 2)**
4. **Medium / High Wider Landscape Sensitivity:**
  - Good landscape links with areas of small scale pasture to the immediate south and the landscape hinterland to Dry Sandford;
  - Intervisibility with land to the south but otherwise views outward are limited.
5. **Overall Landscape Sensitivity: Medium / High (combines 3 and 4)**
6. **Medium/Low Landscape Value**
  - No written evidence;
  - No historic designations or valued recreation areas.
7. **Landscape Capacity: Medium (combines 5 and 6)**

**Relationship of site to Wootton**

- Abuts Wootton estates to the north and east
- Extends south of village limit on western boundary

**Relationship with adjacent wider countryside**

- Good landscape links with small scale pasture to the south and around Dry Sandford

**Potential impact on key landscape characteristics**

- Loss of internal hedgerows
- Loss of small scale pasture which is scarce in this landscape

**Potential impact on key visual characteristics**

- Loss of views across semi-enclosed fields

**Potential impact on key settlement characteristics**

- Site is large and out of scale with the landscape pattern and local recent housing estates
- Development would extend Wootton south of existing rural edge on Lashford Lane
- Potential visual impact on open space between Dry Sandford and Wootton

**Landscape mitigation and contribution to Green Infrastructure**

- Limited scope for mitigation without harming landscape pattern
- Potential to reinforce existing tree lines

**Conclusion and recommendations**

- Although site does have some scope for a limited area of housing the whole area makes a positive contribution to retaining small scale landscape south of Wootton
- Contain any housing within 'reduced area' as shown in Figure 36B
- Conserve and enhance the distinctive character of the settlements
- Retain tree cover and boundary character
- Retain rural approach to Wootton from Dry Sandford
- Access to be located in break in tree cover along Lansdowne Road

**Potential capacity of site 36**

It is recommended that only the very northern part of this site is considered further as a contingency site on landscape and visual grounds. The southern part includes some of the remaining areas of hedged pasture in the landscape type and has a high level of intervisibility due to the characteristic 'leggy' hedgelines. The southern part is important as part of the rural setting to both south Wootton and Dry Sandford and preventing the perception of merging settlements. The northern part is contained on three sides by development, more separated from the wider landscape and has been modernised through the introduction of horse paddocks. The preferred access is located off an existing residential road and can be accommodated with minimal loss of tree cover along the northern boundary. The capacity of the reduced area will be determined by the need to reflect the small scale landscape pattern within the built form. The density of this reduced area is recommended to be a maximum of 25 per ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On this basis some 175 dwellings might be accommodated on site 36.



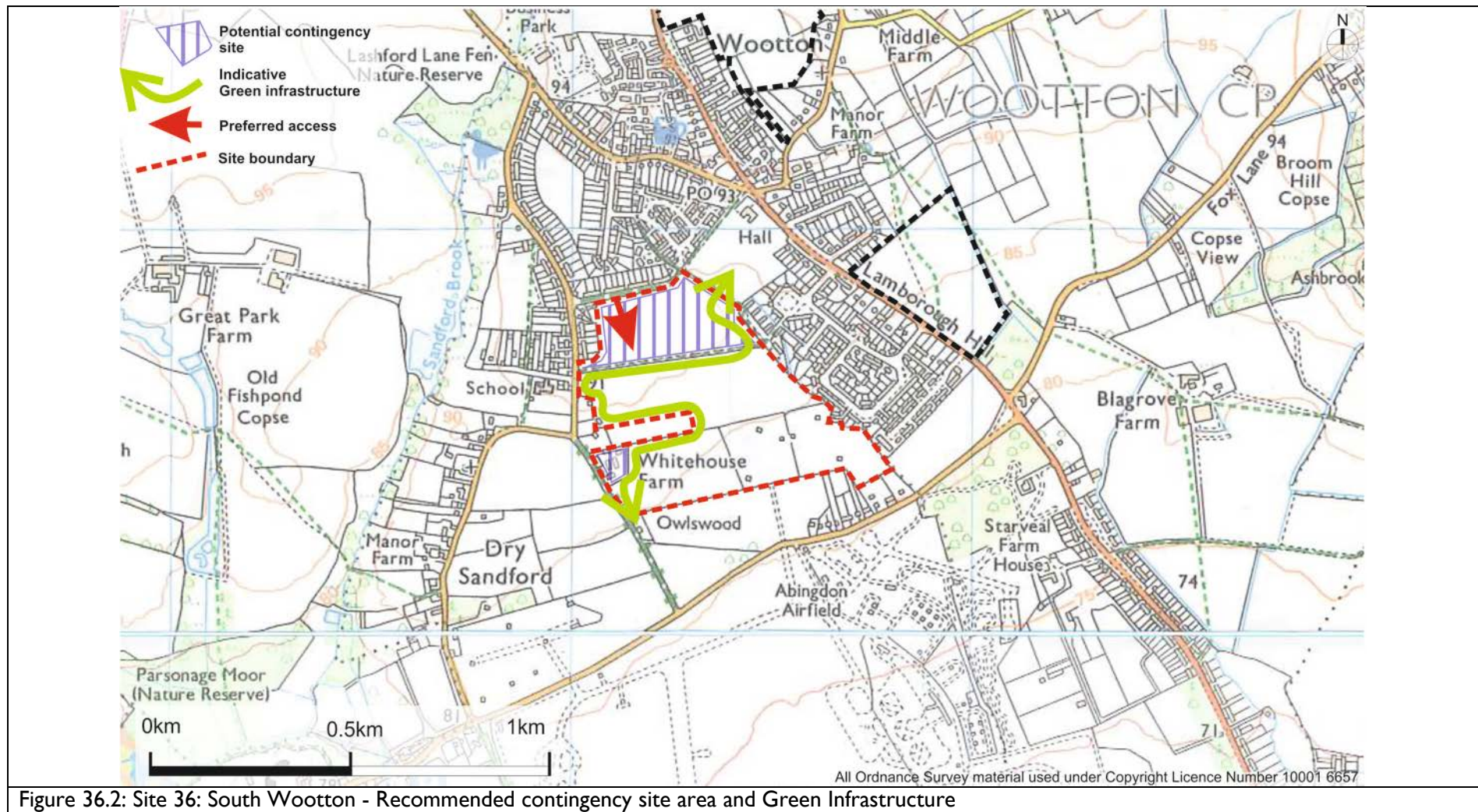


Figure 36.2: Site 36: South Wootton - Recommended contingency site area and Green Infrastructure



**Site 37: North Wootton**

Site map:

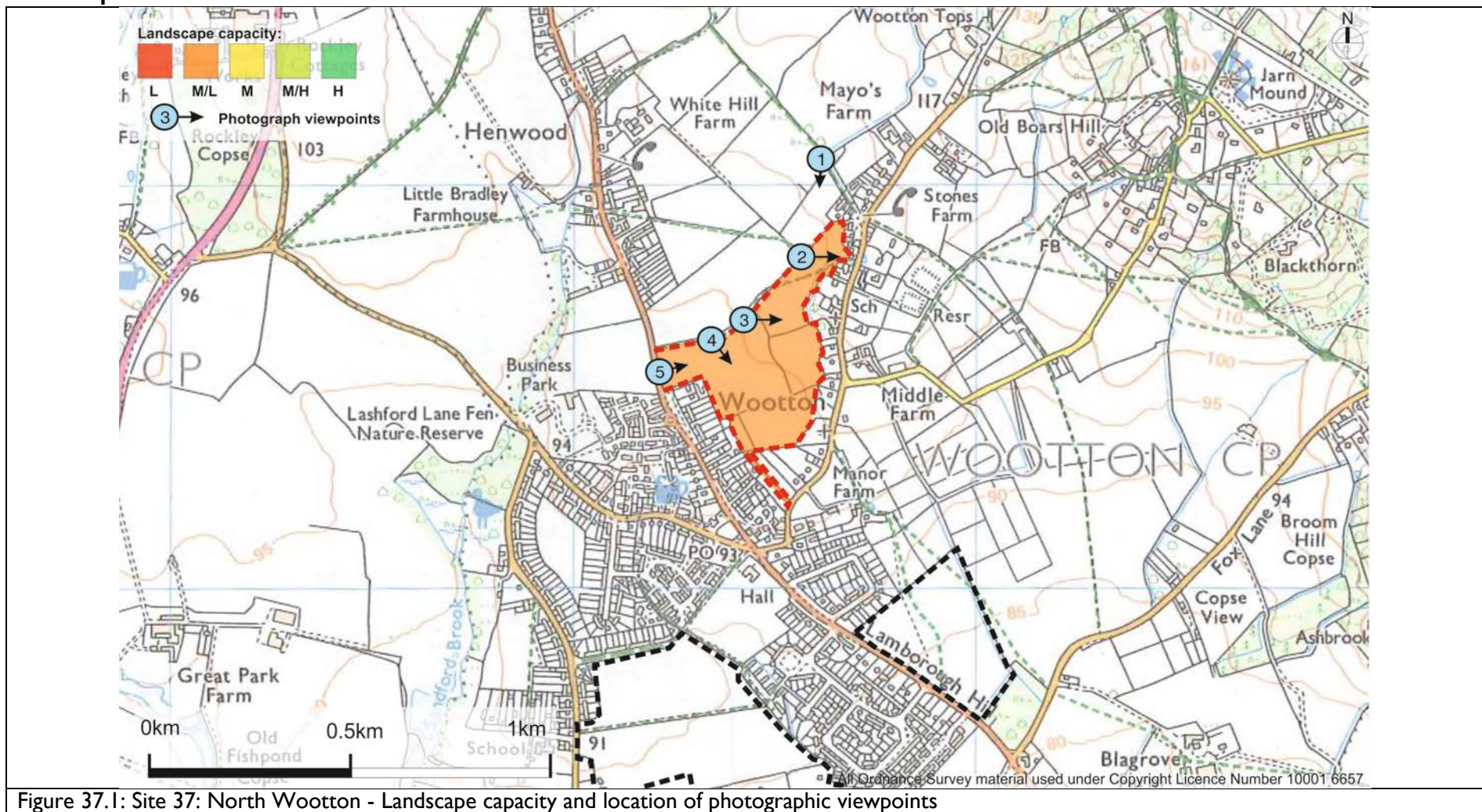


Figure 37.1: Site 37: North Wootton - Landscape capacity and location of photographic viewpoints